

## 2260 California Housing Finance Agency

The mission of the California Housing Finance Agency, which was statutorily chartered in 1975 to be the State's affordable housing bank, is to create safe, decent, and affordable rental housing and to assist first-time homebuyers in achieving the dream of home ownership by providing affordable first and secondary mortgage loans and mortgage insurance. The agency is financially self-supporting, setting loan interest rates slightly above its cost and charging fees for specific services to cover its lending costs and risks.

The agency has \$11 billion in assets that are comprised mainly of loan receivables and investments related to bond proceeds. Each year, the agency produces an annual report by November 1st and is audited by independent outside auditors. The annual report and audited financial statements outline the lending activity and services provided by the agency and the financial results of those activities. These reports can be viewed using the following link:  
<http://www.calhfa.ca.gov/about/financials/reports/index.htm>

### 3-YR EXPENDITURES AND PERSONNEL YEARS

	Personnel Years			Expenditures		
	2010-11	2011-12	2012-13	2010-11*	2011-12*	2012-13*
10 Lending Activity	320.3	326.4	326.4	\$43,596	\$49,876	\$51,677
20 Insurance Activity	4.8	2.0	2.0	1,247	1,005	907
<b>TOTALS, POSITIONS AND EXPENDITURES (All Programs)</b>	<b>325.1</b>	<b>328.4</b>	<b>328.4</b>	<b>\$44,843</b>	<b>\$50,881</b>	<b>\$52,584</b>
<b>FUNDING</b>				<b>2010-11*</b>	<b>2011-12*</b>	<b>2012-13*</b>
0501 California Housing Finance Fund				\$43,165	\$49,087	\$50,741
0916 California Housing Loan Insurance Fund				1,247	1,005	907
0995 Reimbursements				431	789	936
<b>TOTALS, EXPENDITURES, ALL FUNDS</b>				<b>\$44,843</b>	<b>\$50,881</b>	<b>\$52,584</b>

The California Housing Finance Agency's (CalHFA) funding is not subject to Budget Act appropriation. This budget display is for informational purposes only. Each spring the CalHFA Board adopts an updated five-year business plan and annual budget. The informational budget presented here reflects the Agency's best estimate of the proposed budget for fiscal year 2012-13. As a Public Enterprise Funded entity, CalHFA support comes from revenue bonds and is not supported by the full faith, credit or taxing power of the State of California. CalHFA continues to administer single and multifamily housing lending programs financed with revenue bond proceeds, and a number of down payment assistance programs from Proposition 46 and Proposition 1C general obligation bond proceeds.

### LEGAL CITATIONS AND AUTHORITY

#### DEPARTMENT AUTHORITY

Health and Safety Code Sections 50000-52533.

### DETAILED BUDGET ADJUSTMENTS

	2011-12*			2012-13*		
	General Fund	Other Funds	Personnel Years	General Fund	Other Funds	Personnel Years
<b>Workload Budget Adjustments</b>						
<b>Other Workload Budget Adjustments</b>						
• Miscellaneous Adjustment	\$-	\$487	-	\$-	\$1,635	-
• Retirement Rate Adjustment	-	233	-	-	233	-
• Employee Compensation Adjustments	-	-443	-	-	112	-
<b>Totals, Other Workload Budget Adjustments</b>	<b>\$-</b>	<b>\$277</b>	<b>-</b>	<b>\$-</b>	<b>\$1,980</b>	<b>-</b>
<b>Totals, Workload Budget Adjustments</b>	<b>\$-</b>	<b>\$277</b>	<b>-</b>	<b>\$-</b>	<b>\$1,980</b>	<b>-</b>
<b>Totals, Budget Adjustments</b>	<b>\$-</b>	<b>\$277</b>	<b>-</b>	<b>\$-</b>	<b>\$1,980</b>	<b>-</b>

### PROGRAM DESCRIPTIONS

#### 10 - LENDING ACTIVITY

The objective of this program is to finance housing at affordable interest rates, using the proceeds of tax-exempt and taxable revenue bonds to make: (1) mortgage loans to qualified first-time homebuyers to finance the purchase of single family

\* Dollars in thousands, except in Salary Range.

## 2260 California Housing Finance Agency - Continued

homes, (2) permanent loans for the creation and preservation of multifamily housing projects, and (3) special needs housing loans to facilitate the construction, rehabilitation and acquisition of housing needed to serve special needs populations.

### 20 - INSURANCE ACTIVITY

The objective of the Mortgage Insurance Services Division is to encourage the preservation of existing housing and improve new housing opportunities by offering mortgage insurance products to homebuyers who might not qualify for traditional lending programs. The program provides primary mortgage insurance at favorable rates by working with participating lenders, government agencies, government-sponsored enterprises, and the secondary mortgage market to develop and offer innovative homebuyer lending and mortgage insurance programs. The Mortgage Insurance Services, however, is not writing new policies at this time, but it is administering existing policies, managing premium revenue from those policies and administering claims.

### DETAILED EXPENDITURES BY PROGRAM

		2010-11*	2011-12*	2012-13*
<b>PROGRAM REQUIREMENTS</b>				
<b>10</b>	<b>LENDING ACTIVITY</b>			
	<b>State Operations:</b>			
0501	California Housing Finance Fund	\$43,165	\$49,087	\$50,741
0995	Reimbursements	431	789	936
	<b>Totals, State Operations</b>	<b>\$43,596</b>	<b>\$49,876</b>	<b>\$51,677</b>
<b>PROGRAM REQUIREMENTS</b>				
<b>20</b>	<b>INSURANCE ACTIVITY</b>			
	<b>State Operations:</b>			
0916	California Housing Loan Insurance Fund	\$1,247	\$1,005	\$907
	<b>Totals, State Operations</b>	<b>\$1,247</b>	<b>\$1,005</b>	<b>\$907</b>
<b>TOTALS, EXPENDITURES</b>				
	State Operations	44,843	50,881	52,584
	<b>Totals, Expenditures</b>	<b>\$44,843</b>	<b>\$50,881</b>	<b>\$52,584</b>

### EXPENDITURES BY CATEGORY

	1 State Operations			Expenditures		
	Positions/Personnel	Years		2010-11*	2011-12*	2012-13*
	2010-11	2011-12	2012-13			
<b>PERSONAL SERVICES</b>						
Authorized Positions (Equals Sch. 7A)	325.1	347.4	347.4	\$21,737	\$24,780	\$25,138
Salary Savings	-	-19.0	-19.0	-	-1,418	-1,418
<b>Net Totals, Salaries and Wages</b>	<b>325.1</b>	<b>328.4</b>	<b>328.4</b>	<b>\$21,737</b>	<b>\$23,362</b>	<b>\$23,720</b>
Staff Benefits	-	-	-	9,902	10,704	10,829
<b>Totals, Personal Services</b>	<b>325.1</b>	<b>328.4</b>	<b>328.4</b>	<b>\$31,639</b>	<b>\$34,066</b>	<b>\$34,549</b>
<b>OPERATING EXPENSES AND EQUIPMENT</b>				<b>\$13,204</b>	<b>\$16,815</b>	<b>\$18,035</b>
<b>TOTALS, POSITIONS AND EXPENDITURES, ALL FUNDS</b>				<b>\$44,843</b>	<b>\$50,881</b>	<b>\$52,584</b>
<b>(State Operations)</b>						

### DETAIL OF APPROPRIATIONS AND ADJUSTMENTS

1 STATE OPERATIONS		2010-11*	2011-12*	2012-13*
<b>0501 California Housing Finance Fund</b>				
<b>APPROPRIATIONS</b>				
Health and Safety Code Section 51000		\$43,165	\$49,087	\$50,741
<b>TOTALS, EXPENDITURES</b>		<b>\$43,165</b>	<b>\$49,087</b>	<b>\$50,741</b>
<b>0916 California Housing Loan Insurance Fund</b>				
<b>APPROPRIATIONS</b>				
Health and Safety Code Section 51611		\$1,247	\$1,005	\$907

\* Dollars in thousands, except in Salary Range.

**2260 California Housing Finance Agency - Continued**

1 STATE OPERATIONS	<u>2010-11*</u>	<u>2011-12*</u>	<u>2012-13*</u>
<b>TOTALS, EXPENDITURES</b>	<b>\$1,247</b>	<b>\$1,005</b>	<b>\$907</b>
0995 Reimbursements			
APPROPRIATIONS			
Reimbursements	<u>\$431</u>	<u>\$789</u>	<u>\$936</u>
<b>TOTALS, EXPENDITURES, ALL FUNDS (State Operations)</b>	<b>\$44,843</b>	<b>\$50,881</b>	<b>\$52,584</b>

---

\* Dollars in thousands, except in Salary Range.